



214.378.1212

AMANDA T. WELLES
AWELLES@VENTUREDFW.COM

CROSSROADS SHOPPING CENTER FOR LEASE

3033 W PARKER RD
PLANO, TX

HANNAH BOSWELL
HBOSWELL@VENTUREDFW.COM

LOCATION

3033 W PARKER RD

AVAILABLE SPACES

SUITE 202
3,122 SF

SUITE 201
2,783 SF

SUITE 212
1,200 SF

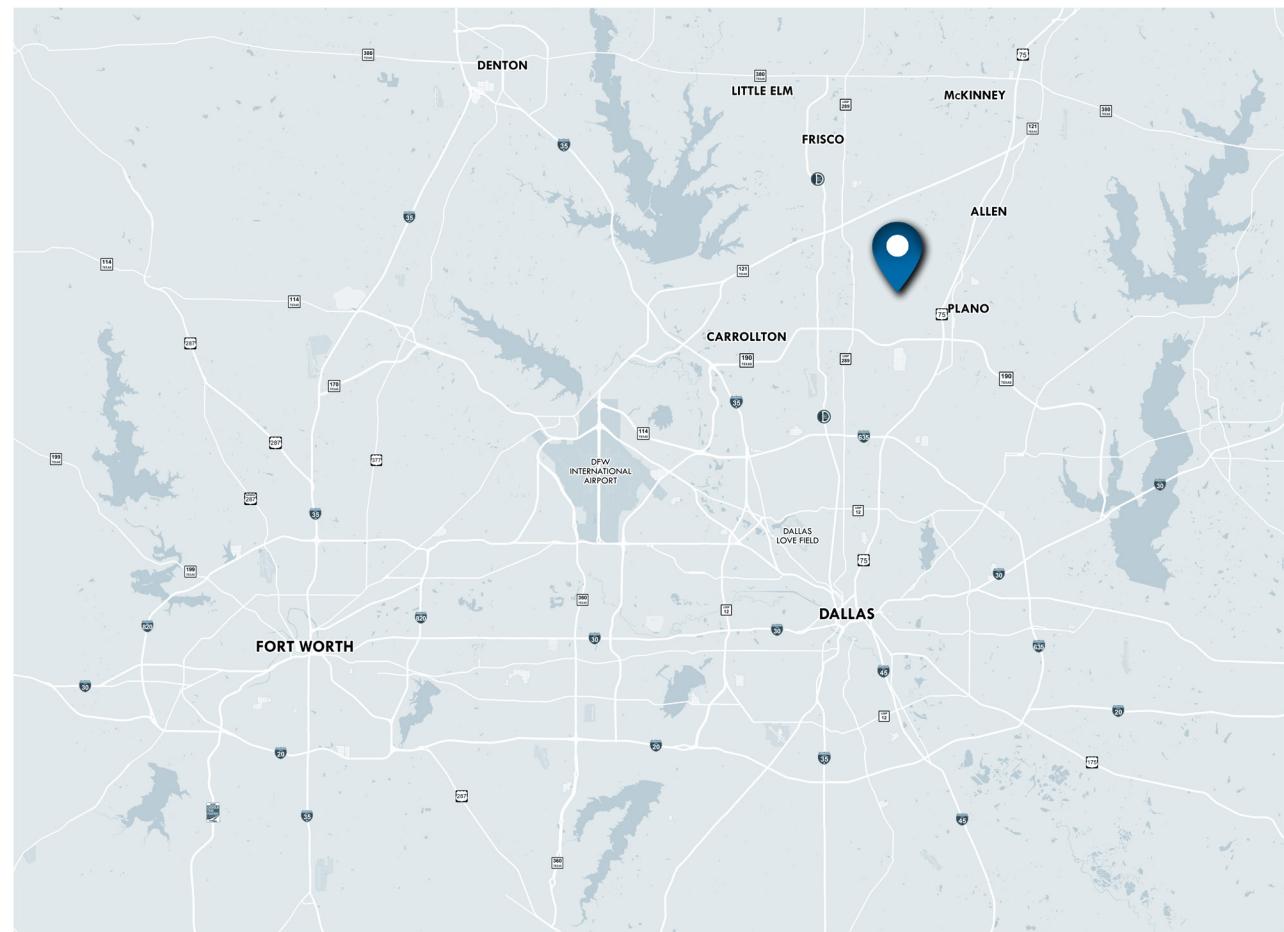
TRAFFIC COUNTS

PARKER RD
27,141 VPD

INDEPENDENCE PKWY
20,562 VPD

PROPERTY HIGHLIGHTS

- ★ PREMIER NEIGHBORHOOD CENTER SITUATED AT THE NEC OF PARKER AND INDEPENDENCE INTERSECTION
- ★ SHADOW-ANCHORED BY TOM THUMB

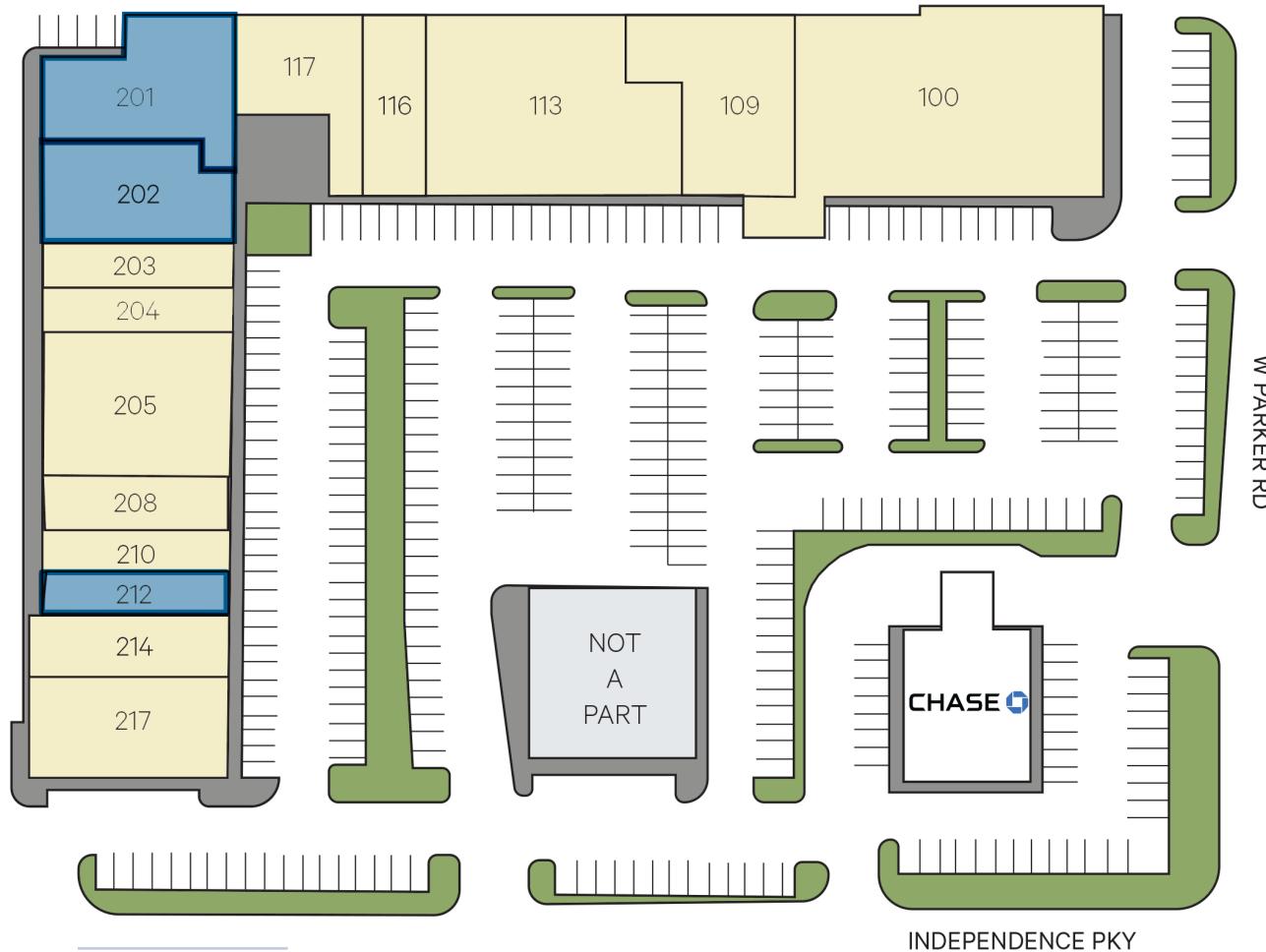


2025 DEMOGRAPHIC SUMMARY

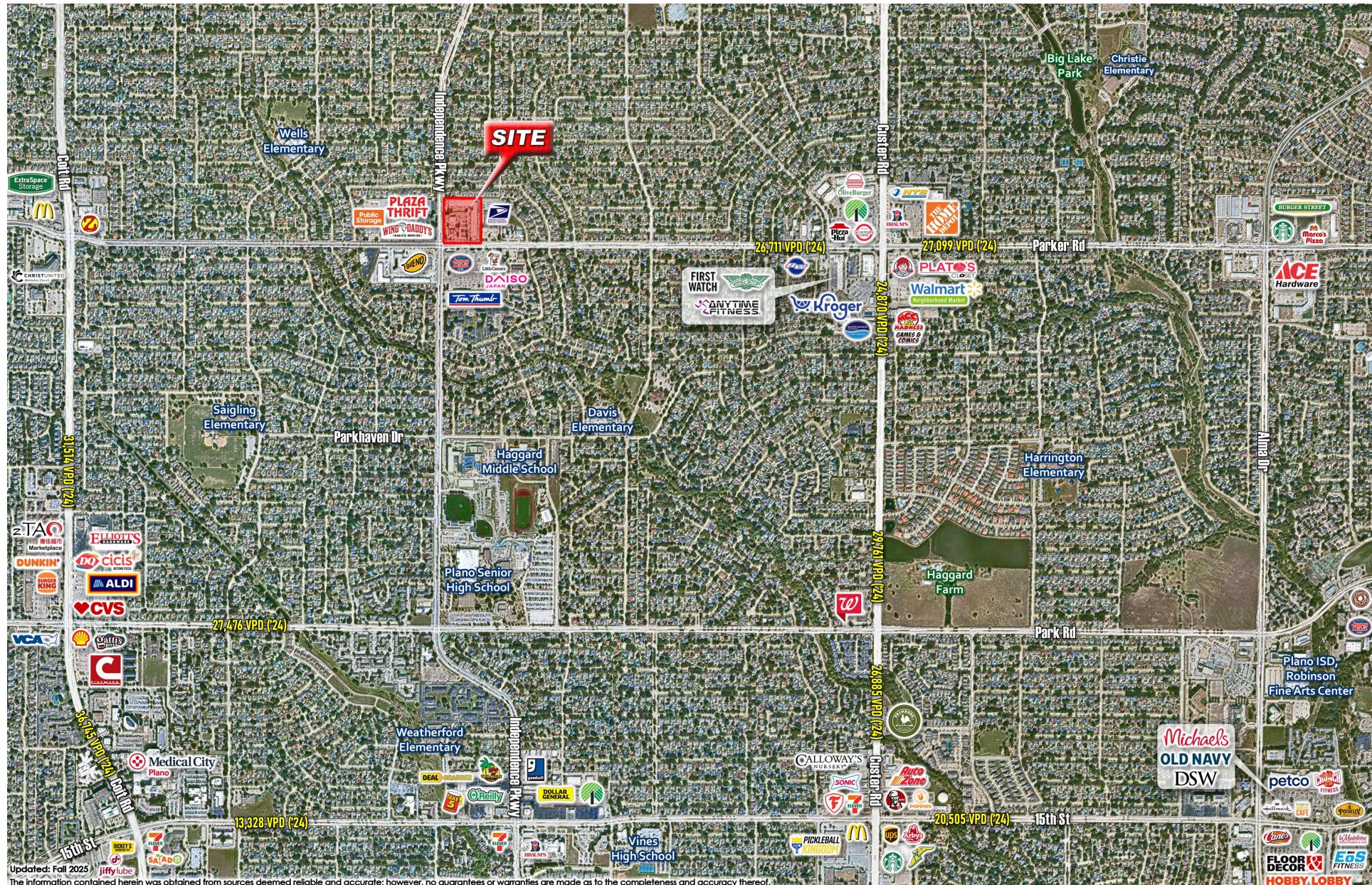
	1 MILE	3 MILES	5 MILES
EST. POPULATION	15,763	137,521	372,350
EST. DAYTIME POPULATION	3,773	61,000	212,626
EST. AVG. HH INCOME	\$164,566	\$157,894	\$158,756

AREA ATTRACTIONS





UNIT	TENANTS	S F
100	Texas Star Pharmacy	13,158
109	Tailgater's	5,322
113	Crossroads Salon Suites	8,780
116	Pantera Crossfit	3,312
117	Decobuy Furniture	4,466
201	AVAILABLE	2,783
202	AVAILABLE	3,122
203	French Recipe	1,559
204	Genesis Children's Theatre	2,450
205	I.T.S Beauty Academy	5,588
208	J&Y Massage	1,620
210	The Fade Shop	1,200
212	AVAILABLE	1,200
214	East Wall Chinese Cuisine	3,382
217	Peryam & Kroll	5,131







8235 DOUGLAS AVE
SUITE 720
DALLAS, TEXAS 75225
T 214.378.1212
VENTUREDFW.COM

AMANDA T. WELLES

Partner
214.378.1212
awelles@venturedfw.com

HANNAH BOSWELL

Associate
214.378.1212
hboswell@venturedfw.com

LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction;
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Venture Commercial Real Estate, LLC. Licensed Broker/Broker Firm Name or Primary Assumed Business Name	476641 License No.	info@venturedfw.com Email	214-378-1212 Phone
Michael E. Geisler Designated Broker of Firm	350982 License No.	mgeisler@venturedfw.com Email	214-378-1212 Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Amanda Throckmorton Welles Sales Agent/Associate's Name	649514 License No.	awelles@venturedfw.com Email	214-378-1212 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Venture Commercial Real Estate, LLC.	476641	info@venturedfw.com	214-378-1212
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Hannah Boswell	812648	hboswell@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

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